BUREAU OF STATISTICS

YUKON RENT SURVEY

December 2011

Highlights:

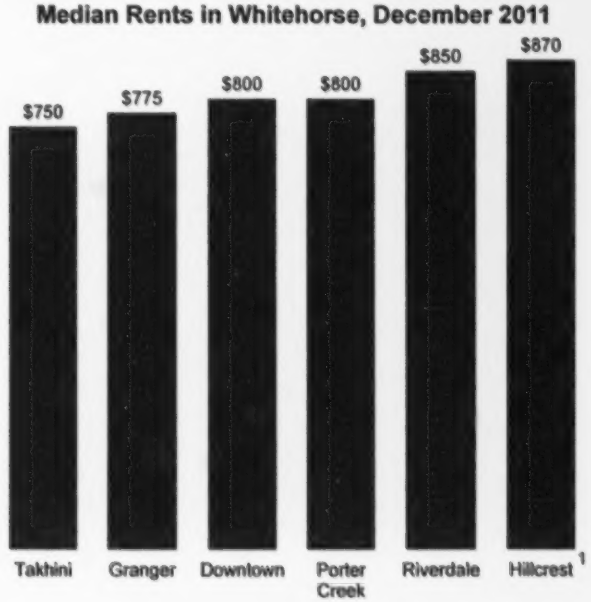
- The total number of apartments surveyed in Whitehorse in December 2011 883
- The vacancy rate for all units surveyed in Whitehorse in December 2011..... 1.4%
- The median rent for all units surveyed in Whitehorse in December 2011 ..... $800

Monthly Median Rent for All Units, December 2010 to December 2011

		Whitehorse								
		Whitehorse Total	Down-town	Granger	Hillcrest[1]	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
		$								
2011	Dec	800	800	775	870	800	850	750	775	650
	Sep	800	800	775	870	800	850	700	775	650
	Jun	785	775	775	710	800	835	700	775	650
	Mar	775	750	775	675	750	825	700	775	650
2010	Dec	775	750	775	675	750	825	700	775	650

'**Median rent**' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

Median Rents in Whitehorse, December 2011



The median rent in Whitehorse was $800 in December 2011. The median rent remained the same as September 2011, and compared to December 2010, the median rent in Whitehorse has increased by $25 or 3.2%.

Over the past year (December '10 to December '11), the median rents in Whitehorse subdivisions have changed as follows:

- Downtown rents increased by $50, or 6.7%.
- Granger rents remained also remained static at $775.
- Porter Creek rents increased by $50, or 6.7%.
- Riverdale rents increased by $25, or 3.0%.
- Takhini rents increased $50, or 7.1%.

The median rent in Watson Lake has remained the same since September 2008, at $775. The median rent in Dawson City has also remained stable, staying the same since March 2008, at $650.

Vacancy Rate

Monthly Vacancy Rates for All Units, December 2010 to December 2011

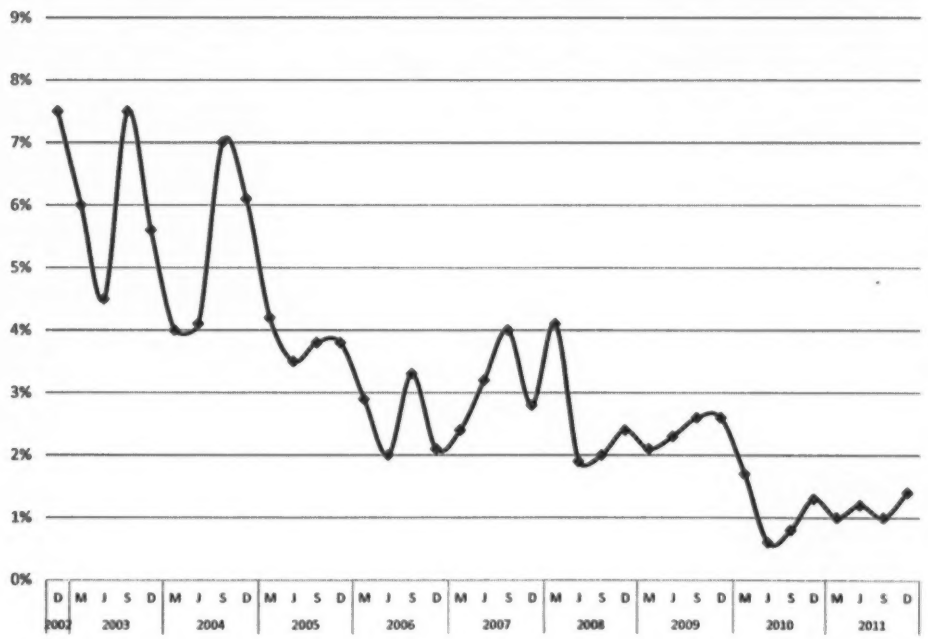
		Whitehorse	Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest[1]	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
		%								
2011	Dec	1.4	0.5	0.0	0.0	0.0	2.3	3.9	8.3	0.0
	Sep	1.0	0.5	0.0	0.0	0.0	1.7	2.0	11.1	0.0
	Jun	1.2	0.8	0.0	2.1	4.3	1.4	0.0	8.3	0.0
	Mar	1.0	1.1	0.0	4.2	0.0	0.3	3.9	11.4	0.0
2010	Dec	1.3	2.0	0.0	2.1	0.0	0.9	0.0	0.0	0.0

'**Vacancy rate**' refers to the percentage of all apartments surveyed that are currently vacant and available to rent.

After observing high vacancy rates following the Faro mine closure in the late '90s, the vacancy rate in Whitehorse began a steady decline as economic conditions rebounded. From 2002 through 2004, the vacancy rate fluctuated between 4.0% and 9.2%. Beginning in 2005, the vacancy rate in Whitehorse has remained relatively low, below 5%.

The vacancy rate in Whitehorse has been 3.0% or below since June of 2008. The June 2010 vacancy rate of 0.6% was the lowest on record since September 1988 (0.3%). The December 2011 vacancy rate is 1.4%, an increase of 0.1 percentage points from December 2010. December's vacancy rate represents 12 vacant apartments out of 883 surveyed.

Whitehorse Vacancy Rate, December 2002 to December 2011



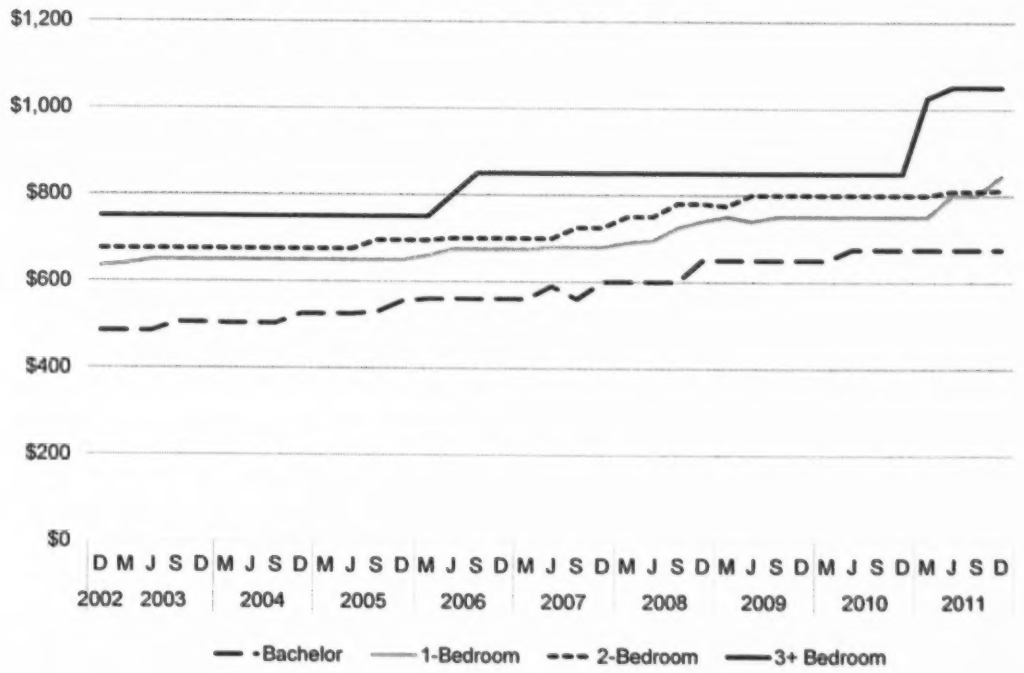
The vacancy rate has been at or below 1.0% 13 times since the Yukon Rent Survey began. The lowest vacancy rate recorded in Whitehorse was in June 1988, when the vacancy rate hit 0.0%. The highest vacancy rate on record was in September and December 1999, at 19.7%.

Apartment Size and Location

Median Rent and Vacancy Rate by Apartment Size and Location, December 2011

	Whitehorse Total	Whitehorse: Down-town	Whitehorse: Granger	Whitehorse: Hillcrest[1]	Whitehorse: Porter Creek	Whitehorse: Riverdale	Whitehorse: Takhini	Watson Lake	Dawson City
	$								
Median Rent									
All	800	800	775	870	800	850	750	775	650
Bachelor	675	670	..	575	653	800	750	675	600
1-Bedroom	845	835	675	550	650	900	850	638	700
2-Bedroom	813	850	775	970	1,000	800	..	875	..
3+ Bedroom	1,050	1,000	..	..	975	1,050	..	900	..
Vacancy Rate									
All	1.4	0.5	0.0	0.0	0.0	2.3	3.9	8.3	0.0
Bachelor	3.1	2.6	..	0.0	0.0	0.0	4.7	0.0	0.0
1-Bedroom	0.3	0.0	0.0	0.0	0.0	2.1	0.0	0.0	0.0
2-Bedroom	1.8	0.0	0.0	0.0	0.0	2.8	..	15.8	..
3+ Bedroom	0.0	0.0	..	..	0.0	0.0	..	0.0	..

Median Rent by Apartment Size in Whitehorse, December 2002 to December 2011


$1,200
$1,000
$800
$600
$400
$200
$0
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2002 2003 2004 2005 2006 2007 2008 2009 2010 2011
Bachelor
1-Bedroom
2-Bedroom
3+ Bedroom

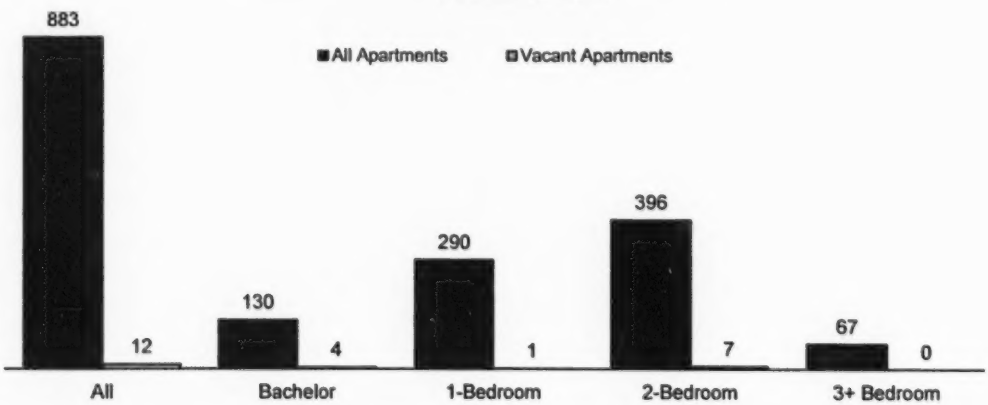
Distribution of Apartments and Vacancies

Total Number and Vacant Apartments by Type and Location, December 2011

		Whitehorse	Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest[1]	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
All	number	883	375	20	64	23	350	51	36	8
	vacant	12	2	0	0	0	8	2	3	0
Bachelor	number	130	77	..	6	2	2	43	3	4
	vacant	4	2	..	0	0	0	2	0	0
1-Bedroom	number	290	199	4	22	10	47	8	12	4
	vacant	1	0	0	0	0	1	0	0	0
2-Bedroom	number	396	89	16	36	4	251	..	19	..
	vacant	7	0	0	0	0	7	..	3	..
3+ Bedroom	number	67	10	..	..	7	50	..	2	..
	vacant	0	0	..	..	0	0	..	0	..

The total number of apartments in the Whitehorse portion of the survey was 883. Of these, 12, or 1.4%, were vacant as of December 2011.

Distribution of Whitehorse Rental Units and Vacancies, December 2011



[1] An apartment building in Hillcrest which had not been included in the survey since June of 2008, was included again in the survey as of September, 2011. This accounts for the changes in the figures for Hillcrest when comparing current figures with previously released figures.

The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out every third month (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey includes only those **buildings with four or more units**. Buildings with less than four units (such as houses, suites and duplexes) are not included in the survey.

.. = not applicable

Yukon
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